

## **PRIORITY AREAS OF CONCERN**

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### **Phase I and II Consistency and Subarea Planning**

#### **Questions about the Consistency between Phase I and Phase II**

1. Does the proposed Community Design Zone Map serve the long term community good relative to the subarea (neighborhood) planning structure?
2. How does the current draft relate to Phase 2 – will Phase 2 complement or contradict the draft code amendments?
3. How do the square footage allocation and augmentation sections fit in the context of a Transfer of Development Rights (TDR) program?
4. Should the non-residential land use standards in Chapter 16E be reconsidered with respect to the overall land use needs (city wide land use budget) and neighborhood based planning?
5. How do we make the open space requirements consistent with the Parks, Open Space and Trails Element of the Comprehensive Plan (such as TDRs)?
6. How does Phase 2 fit in with Phase 1 proposals?
7. What is covered in Phase 2?

#### **Questions about Subarea Planning**

1. How should the Comprehensive Plan be interpreted with respect to whether or not subarea planning is required?
2. Should the subarea boundaries be included on the zoning map and codified as a foundation for community geography?
3. Would it be better to deal with the diversity standards at the subarea level using land use budgeting?
4. What is a neighborhood? How is it defined?